

Signature Building for Sale in East Fort Lauderdale 3045 N Federal Hwy #80



Impressive Reception Area



The Meeting Atrium

#### PRESENTED BY

### **DANIELLE BASTARACHE**

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OFFERED AT \$2,650,000 Signature Building For Sale 4557 SF | B-1 Zoning



COLDWELL BANKER REALTY

901 E Las Olas Blvd Ste 101 Fort Lauderdale, FL 33301

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A signature building designed by architect Dan Duckham suitable for an owner-user and ideal for firms in architecture, engineering, construction, wellness, creative fields, executive and professional office or retail use. The structure radiates organic warmth with earthy sophistication, vaulted sky-lit ceilings & exposed beams. 4,557 SF of interior workspace currently configured as 10 workstations, reception area and meeting atrium on the 1st floor, with 7 workstations upstairs, loft meeting area and the founder's office. Situated at the intersection of East Oakland Park Blvd and N Federal Hwy with over 80,000 vehicles/daily (AADT), this landmark provides exceptional visibility and minutes to Downtown, I-95, Beaches and neighborhoods known for Walkability, Water Access & the South Florida Lifestyle.





Designed in 1977 completed in 1979

Renovated and repurposed as an office in 2005

4557 Interior Sq Ft | 2 story design

Soaring sky-lit ceilings fill the workspace with energizing natural light

Currently 10 work-stations downstairs and 7 work-stations upstairs

Founder's Loft on second floor

Plenty of flexible space to reconfigure the entire office to suit your needs

# **PROPERTY PHOTOS**

3045 N Federal Hwy #80 | Fort Lauderdale















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# 3045 N Federal Hwy #80 | Fort Lauderdale





























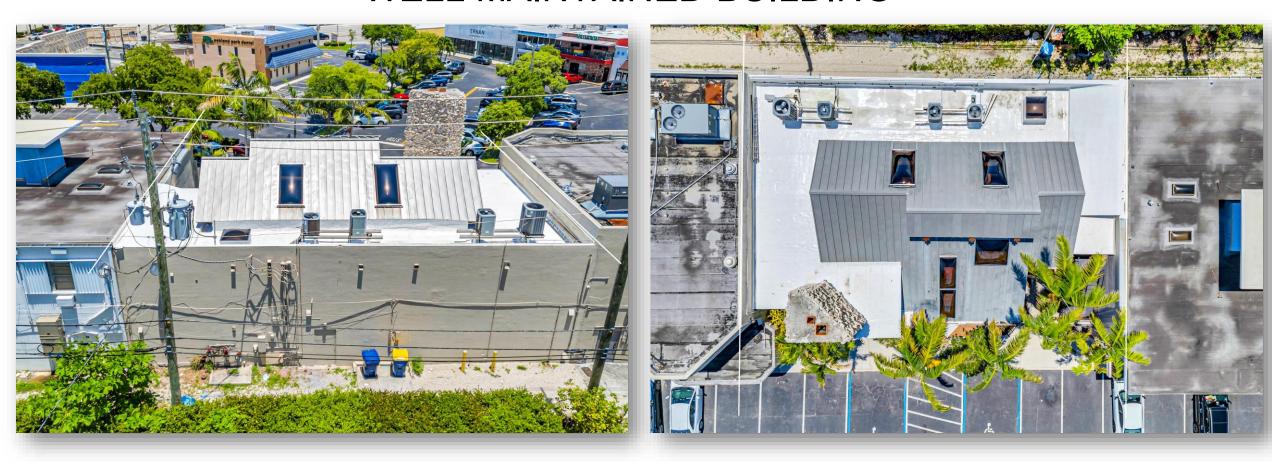


### **PROPERTY PHOTOS**

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# WELL MAINTAINED BUILDING



METAL ROOF 2005 | FLAT ROOF 2025 | 16 SKYLIGHTS 2025

# BROWARD COUNTY FEMA FLOOD MAP INFORMATION



Zone X on the FEMA flood map for Broward County represents areas with minimal flood risk. These zones are outside the 100-year and 500-year floodplains, meaning they have a low probability of flooding. While flood insurance is not required for properties in Zone X, it can still be a good precaution in case of unexpected extreme weather events.

**Parcel ID Number:** 

494225080140

MUNICIPALITY: FORT LAUDERDALE

**COMMISSION DISTRICT: 4** 

Owner(s) of Record:

MONTEGO BAY PROPERTIES LLC

**Broward County Property Appraiser Link:** 

**MORE INFO** 

Flood Zone Current: X



# **BUILDING FLOOR PLANS**

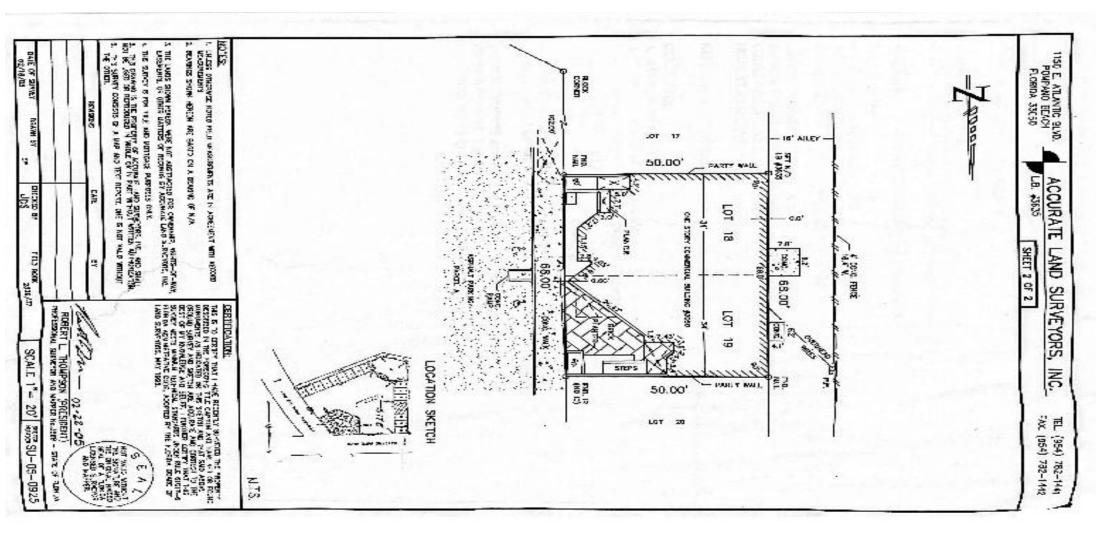


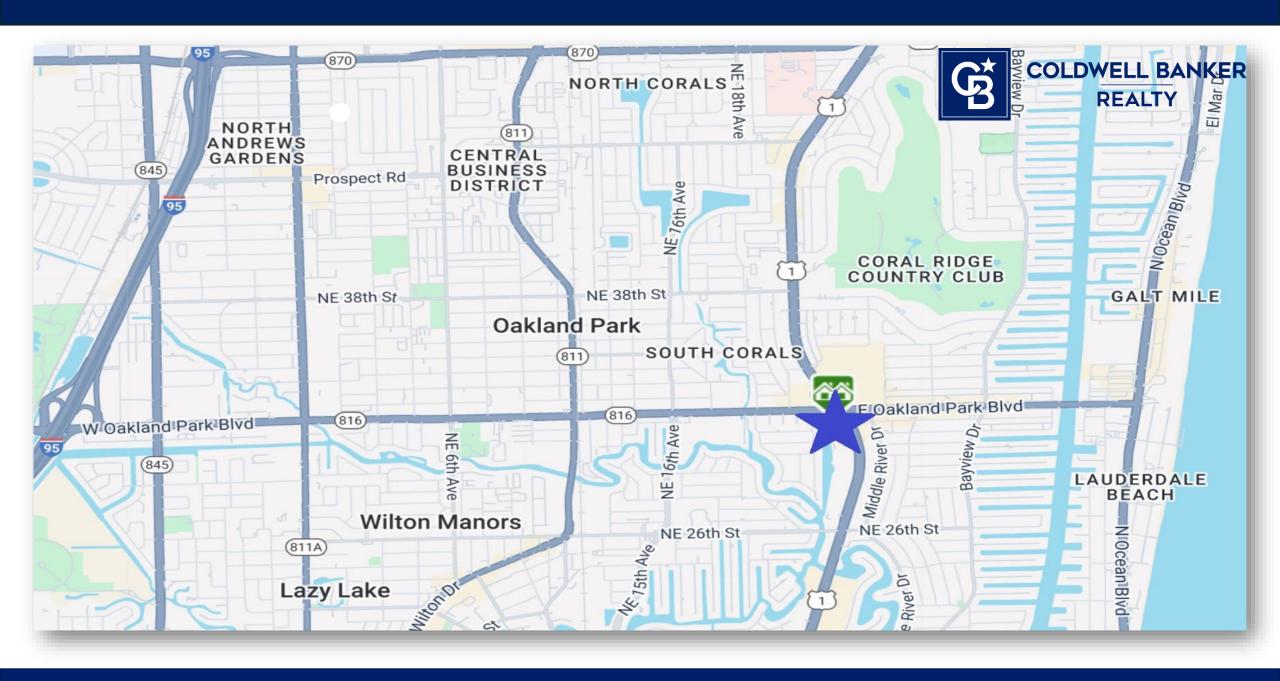


3045 N Federal Hwy Bldg 80

### **PROPERTY SURVEY**









### **DANIELLE BASTARACHE**

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Master Brokers Forum | Global Luxury Specialist
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Offered at \$2,650,000
Landmark Building
Fort Lauderdale, Florida

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